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WARRANTY DEED

Statutory (ILLINOIS)

Doc#: 2325513215 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/12/2023 10:05 AM Pg: 1 of 4

Dec ID 20230901620576
ST/CO Stamp 0-080-580-048
City Stamp 0-852-200-912

THE GRANTOR, **Leonard Saphire Bernstein and Inger Saphire Bernstein, husband and wife, as joint tenants**, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) DOLLARS in hand paid, does hereby CONVEY and WARRANT to **Leonard Saphire Bernstein and Inger Saphire Bernstein, husband and wife, as tenants by the entirety**, of the City of Chicago, County of Cook, State of Illinois (the "Grantee"), the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO FOR LEGAL DESCRIPTION.

Permanent Real Estate Index Number: 10-36-314-032-0000
Address of Real Estate: 6548 N. Whipple., Chicago, IL 60645

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises forever.

Mail To:
PreroLaw, P.C.
8424 Skokie Blvd., Ste. 200
Skokie, Illinois 60077

Send Subsequent Tax Bills To:
Leonard Saphire Bernstein and Inger Saphire
Bernstein
6548 N. Whipple
Chicago, IL 60645

This instrument was prepared by Eliyahu Morgenstern, PreroLaw, P.C., 8424 Skokie Blvd., #200, Skokie, IL 60077

[Signatures on Following Page]

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IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 10 day of Aug, 2023.

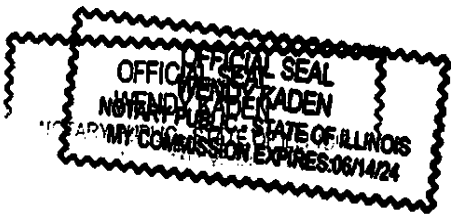
[Signature]
Leonard Saphire Bernstein

[Signature]
Inger Saphire Bernstein

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Leonard Saphire Bernstein, personally appeared before me this day in person, and acknowledged that he has signed, sealed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 10 day of AUG, 2023.



[Signature]
Notary Public
Commission expires 6/14, 2024

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Inger Saphire Bernstein, personally appeared before me this day in person, and acknowledged that she has signed, sealed and delivered the said instrument, as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 10 day of AUG, 2023.



[Signature]
Notary Public
Commission expires 6/14, 2024

EXEMPT UNDER SECTION 31-45, PARAGRAPH (e) OF THE REAL ESTATE TRANSFER TAX ACT 35 ILCS 200/31

8/10/23
Date [Signature]
Grantor's Representative

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Exhibit "A"
Legal Description

THE SOUTH HALF LOT 2 IN BLOCK 2 IN GRADY AND WALLENS DEVON AVENUE ADDITION TO ROGERS PARK, A SUBDIVISION OF THE EAST 505.82 FEET OF THE SOUTH 1328.82 FEET OF LOT 4 IN ASSESSOR'S DIVISION OF THE SOUTH WEST ¼ OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 10-36-314-032-0000

Commonly Known As: 6548 N. Whipple, Chicago, IL 60645

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated Aug 10, 2023

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Grantor or Agent this 10 day of Aug, 2023



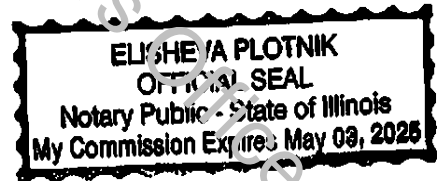
Notary Public [Signature]

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated Aug 10, 2023

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Grantee or Agent this 10th day of August, 2023



Notary Public [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for any subsequent offense.